

**LFC Academy, Arbour Lane, Kirkby**

**Planning Statement**

17 December 2025



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# 1. Introduction

1.1 This planning statement has been prepared on behalf of Liverpool Football Club and Athletic Grounds Ltd ('LFC' or 'the Club') in support of an application for full planning permission to:

*“Two storey extension to the existing Academy training building, convert the existing grass ‘show-pitch’ to an all-weather pitch with a domed roof, construct a 499-seat spectator stand with associated facilities, install replacement floodlights, reconfigure car parking and carry out associated external works of hard and soft landscaping”*

1.2 The application site comprises the existing Liverpool FC Academy training ground located on Arbour Lane in Kirkby. The site has a long association with LFC, having being acquired by the Club in the 1998 and used as its youth training facility for almost 30 years.

1.3 The site has an established use as a sports training ground. In 2017, planning permission was granted for a similar scope of works now proposed, as part of a larger application relating to the First Team training ground (now the AXA Training Centre) which lies immediately to the north (LPA ref: 17/00324/HYB).

1.4 The current application sets out alternative proposals to extend the existing Academy building and provide new and enhanced accommodation, including gymnasium, sports science suite, changing facilities and visitor accommodation. It also proposes to switch the show pitch and training pitch and carry out external works to create an enhanced 'campus' environment.

## Documents

1.5 The planning application comprises the following documents:

- This Planning Statement
- Application plans (built development) prepared by KSS
- Design and Access Statement, prepared by KSS and Planit
- Transport Statement, incorporating draft Travel Plan, prepared by Mott MacDonald
- Application plans (landscaping), prepared by Planit
- Statement of Community Engagement, prepared by Turley
- Lighting Assessment, prepared by Hilson Moran
- Noise Assessment, prepared by Hilson Moran
- Flood Risk Assessment and Drainage strategy, prepared by Curtins
- Preliminary Ecological Assessment, prepared by TEP
- Ecology desk study, prepared by TEP

- BNG Report, prepared by TEP
- BNG Metric prepared by TEP
- Tree Survey, Arboricultural Impact Assessment and Arboricultural Method Statement, prepared by Urban Green
- Phase 1 ground investigation report, prepared by Curtins
- Application forms and certificates

### **Overarching Statement**

1.6 This Planning Statement comprises an assessment of the application proposals against relevant strategic and development management policies of the Development Plan and other material considerations. It should be read alongside the submission documents listed in paragraph 1.5.

1.7 The Statement is structured as follows:

- Section 2 provides a description of the site and surroundings.
- Section 3 sets out the background to this planning application and summarises relevant planning history
- Section 4 sets out details of the planning application submission
- Section 5 identifies relevant development plan policies, and other material considerations as set out in the National Planning Policy Framework and Supplementary Planning Documents, as well as other relevant guidance and reports.
- Section 6 comprises an appraisal of the development proposals; and
- Section 7 is the summary and conclusions

1.8 The submitted documents demonstrate that the proposed development is acceptable in principle. The proposed physical works will not have any adverse impacts on residential, visual or general amenity, and there are no technical constraints to the development.

1.9 Overall the proposals are fully compliant with relevant national and development plan policies and planning permission should be granted.

## 2. The Site and Surroundings

### The Application Site

- 2.1 The application site comprises the existing LFC Academy training ground. It is located between Arbour Lane and Simonswood Lane in Kirkby, approximately 1.5km to the east of Kirkby town centre.
- 2.2 Extending to c.5.97 ha in area, the topography of the site is broadly flat with little variation. Approximately 50% of the land is open containing one full-size grass playing pitch, one full-size hybrid grass playing pitch and ancillary green space. The remainder of the site is covered by the existing 2-storey Academy building, the Ian Frodsham indoor arena and car parking. A recently constructed 'family building' is located to the north of the main Academy building, and there is a temporary spectator stand overlooking the current show pitch.



Figure 2.1 – Aerial view of site and surroundings

- 2.3 The training building and ancillary facilities, including site access and car park, occupy the central and eastern part of the site comprising:
- The Training Centre (Academy Building) is a two-storey building containing changing rooms, medical and rehabilitation facilities, briefing and meeting rooms, catering facilities for staff and visitors, office space for the club's management and staff, and ground maintenance facilities.
  - The Ian Frodsham Indoor Arena is situated to the south east of the Training Centre building. This contains one half-size artificial pitch.
  - There are a number of smaller buildings spread around the site including a Family Room and ancillary accommodate for storage and ground maintenance functions.
- 2.4 The primary vehicular access to the site is from Arbour Lane at the south-eastern corner of the site. This provides access to the main car park which currently accommodates 180 standard and 7 accessible car parking spaces. A mature hedgerow lines the southern access road which leads to a control barrier and security lodge.
- 2.5 A further area of staff car parking (28 spaces) is located immediately to the south of the Training Centre building. Currently there are no dedicated cycle parking facilities on the site.
- 2.6 There is a secondary vehicular access from Simonswood Lane which is used solely for emergency purposes.
- 2.7 The majority of the site boundary is marked by a c.2 metre high green coloured chain-link fence. A landscaped strip of shrubs and trees is planted within the eastern and western fence lines abutting Arbour Lane and Simonswood Lane respectively.



Figure 2.2 - Existing site layout

### Surroundings

2.8 The immediate surroundings of the site are a mix of:

- Residential to the west (Simonswood Lane, Northwood area),
- Industrial to the east – Knowsley Industrial Estate accessed off Arbour Lane
- Community / leisure to the south, including David Lloyd Leisure and Northwood Family Hub; and
- Sports training ground – AXA LFC First Team training ground, to the north.

## **Accessibility**

- 2.9 The site is well located for access by public transport, walking and cycling. Bus services run at a reasonable frequency on County Road and Simonswood Lane to a variety of local destinations. Kirkby train station is 30 minutes' walk away and provides a good level of service to Liverpool City Centre with less frequent services to Wigan and Manchester City Centre.
- 2.10 The site benefits from good access to local and strategic highways. M57 Junction 6 and M58 Junction 1 are within 10 minutes' drive time. While the A5208 County Road, a dual carriageway located to the south of the site, provides good connections to key local routes.
- 2.11 There are a variety of cycle routes in the surrounding area, and walking infrastructure within the vicinity of the site, including routes to the nearest bus stops, are of a good standard.

## **Environmental Designations**

- 2.12 The Environment Agency's Flood Risk Maps show the site to be located within Flood Zone 1. Flood Zone 1 is assessed as having a less than 1 in 1,000 annual probability of river or sea flooding, and the site is therefore considered to have a low risk of flooding from fluvial sources.
- 2.13 There are no listed buildings on or within close proximity of the site and it is not in a designated conservation area.
- 2.14 The site is not subject of a TPO. The existing tree cover comprises low-to-moderate-quality ornamental and boundary screening planting. Trees along the site entrance adjacent to Arbour Lane and to the eastern and western boundaries are visually important in terms of their contribution to the character and appearance of the area. Trees internal/central to the site are of secondary importance in visual terms.
- 2.15 All trees and hedgerows have been surveyed. Eleven tree groups were assessed as 'Moderate Quality' Retention Category 'B'; twenty individual trees, twenty-three tree groups and three hedgerows were assessed as 'Low Quality' Retention Category 'C'; and two individual trees were assessed as 'Unsuitable' Category 'U'.
- 2.16 The site has a Low to Moderate to Low risk to end users and Low risk to groundwater from potential on-site sources of contamination; and a Low to Very Low risk to remaining receptors from potential ground contamination. The risks presented by radon and mining have been assessed to be Low.
- 2.17 A previous Detailed UXO (unexploded ordnance) risk assessment report concluded that this presents a High risk to the site.

## 3. Background to the Application

### Introduction

- 3.1 The LFC Academy has been permanently based in Kirkby since 1998. It's aim is to develop young players with the skill base and mental and physical attributes to represent the first team at the highest level. The Academy has been awarded highest status (Category 1) under the Elite Player Performance Plan (EPPP). EPPP is a Premier League initiative with the aim of revitalising youth football by developing areas such as coaching, education, welfare, medical care and providing greater opportunities for young players to progress.
- 3.2 In 2018, the Club secured a planning permission for works to the Academy as part of the application for a new first team training facility on adjacent land immediately to the north (LPA ref: 17/00324/HYB); the full description of that application was:

*“Hybrid application to create a training campus for Liverpool Football Club and improvements to the Eddie McArdle community pitches comprising:*

*Full planning permission for construction of: a single storey side extension to existing Academy indoor pitch, first floor extension and external alterations to main Academy building, upgraded external training ground pitches; construction of 499 seat spectator stand; upgrade community pitches; community changing facility; landscaping; pedestrian and cycle link; and associated infrastructure (including access roads, drainage, parking, fencing and external lighting); including closure of Moss Lane*

*Outline planning application for construction of the main training centre building, a family building, a grounds maintenance building; and a covered pitch (external appearance reserved for future approval)”.*

- 3.3 Those elements of the planning permission that related to the Academy are underlined.
- 3.4 The full planning permission has been implemented (through construction of the community development, and the spectator stand at the Academy) meaning that extensions to the training centre building and installation of a dome over the northern pitch as previously approved could be carried out at any time. That permission is a material consideration that provides a baseline position for the current proposals.

A copy of the decision notice is at **Appendix 1**.

### Current Use

- 3.5 The Academy is the Club's base for the U9 through to U21 squads. It is the main development hub for LFC's young players aiming to reach the first team. The first team training facility relocated to land immediately north of the Academy (AXA Training Centre) in November 2020, creating a single training campus for the Club and proximity to inspire young players to succeed.
- 3.6 The Academy houses specialist coaching teams, sports scientists, and medical staff dedicated to youth development. The site also hosts some of the Club's Foundation activities at certain times of the year, such as school holidays, offering a range of sporting and community activities for

primary and secondary school children, along with targeted sections of the adult community, such as walking football.

- 3.7 Many of the Academy's players are of school age and drawn from a catchment that is within 1-hour drive of the site. The Academy offers a mixture of football coaching / training and wider education programmes for its squads, operating throughout the day and after school hours to accommodate this. Matches and training occur throughout the week and at weekends.
- 3.8 Showpiece matches for the U18 and U21 squads are played on the grassed show pitch, which currently lies to the south of the Training Centre building. In accordance with UEFA standards, it has a spectator stand that is capable of accommodating up to 499 persons.
- 3.9 On average, there are currently 64 FTE employees on site, including coaches, teaching, medical and administrative staff.
- 3.10 On a typical day, there will be between 20 and 40 players at the site. During evening training sessions, and matches when families also attend, visitor numbers can increase to between 350 and 500 persons.

### **Pre-Application Consultation and Stakeholder Engagement**

- 3.11 A formal pre-application request was submitted to the Council on 31 March 2025 (LPA ref: 25/00022/PREAPP). Following a meeting at the site on 29 April, the Council's written response was received on 7 July.

A copy of the pre-application response letter is at **Appendix 2**.

- 3.12 The response sets out relevant planning history and policies for the site, and includes preliminary comments from the council's highways, environmental health and ecology services; it concludes:

*"The proposals are generally satisfactory and would not impact adversely on the visual and residential amenities of the area, or on highway safety. Based on the information supplied the proposals seem to comply with planning policies, and as such any planning application submitted for similar would be considered favourably subject to appropriate supporting information and documents as noted below".*

- 3.13 The council also consulted Sport England who, in turn, liaised with their technical advisors the Football Foundation. Their response is quoted in the pre-application response:

*"The proposal provides improvements to Liverpool FC's Academy facilities. The proposal is intended for use by these groups and are not intended for wider community use.*

*As the facilities are for the benefit of the existing usage of the site and does not prejudice use of any existing playing field space, we have no objections to the plans put forward, which help support the Academy's category 1 status".*

- 3.14 A further pre-application meeting with planning and highways officers was held on 14 October where the design team presented details of the development scheme. Those details were

warmly received by officers and no areas of concern or recommendations to amend the proposals was identified.

- 3.15 The proposals have also been subject of pre-application consultation with the local community and key stakeholders. A leaflet was delivered by hand to c.1500 homes within the locality and an in-person consultation event was held at Park Brow Community Primary School on 17 November. A dedicated website was also set up to provide details of the proposed development, and separate briefing meetings were held with ward councillors the metro mayor.
- 3.16 The Statement of Community Engagement summarises the responses received as a consequence of the community consultation; confirming that while the proposals have been viewed by almost 80 individuals, they have generated limited local interest. Only 3 pieces of written feedback have been received, each offering positive and supporting comments for the development and the community benefits offered at the Academy. While one local resident raised an issue regarding the height of the proposed covered pitch building at the in-person event, their concerns were satisfied by an explanation and viewing of the site sections; they did not submit any written comments on the scheme.

## 4. Development Proposals

### Introduction

- 4.1 Having secured planning permission for works to the Academy in 2017 (see above), the Club has given further detailed consideration to the nature and extent of works required to ensure the Academy's facilities align with those of top flight clubs across Europe and maintain its 'Category 1 Status' under the EPPP. It prepared a development brief setting out a clear overarching objective to:

Improve the Academy through a phased development that allows the site to continue to attract, retain and develop the best talent whilst bringing facilities in line with other leading clubs. Key requirements to achieve this are:

- New full-size indoor pitch to provide an all-year training space
- Upgraded show pitch to meet UEFA standards
- Refurbishment of the main Academy building with a focus on support and education spaces

- 4.2 The improvements will be the first major works to the facility since it was built in 1998, and will provide the Club's younger players with access to top class facilities as they progress through the sport.

- 4.3 This application is for full planning permission for:

*“Two-storey extension to the existing Academy training building, convert the existing grass ‘show-pitch’ to an all-weather pitch with a domed roof, construct a 499-seat spectator stand with associated facilities, install replacement floodlights, reconfigure car parking and carry out associated external works of hard and soft landscaping”*

- 4.4 The Club's current proposals includes a similar scope of works as previously approved under the 2017 permission for the AXA Training Ground (see **Appendix 1**).

- 4.5 All of the proposed components are necessary to maintain the quality of facilities at the Academy as part of the EPPP.

### Built Development

- 4.6 The Design and Access Statement sets out full details of the built development and landscape proposals for the site as illustrated in the image reproduced at Figure 4.1



**Figure 4.1 – Aerial view of proposed development**

4.7 The principal components of the development are summarised below.

#### **Training Centre Building Extension**

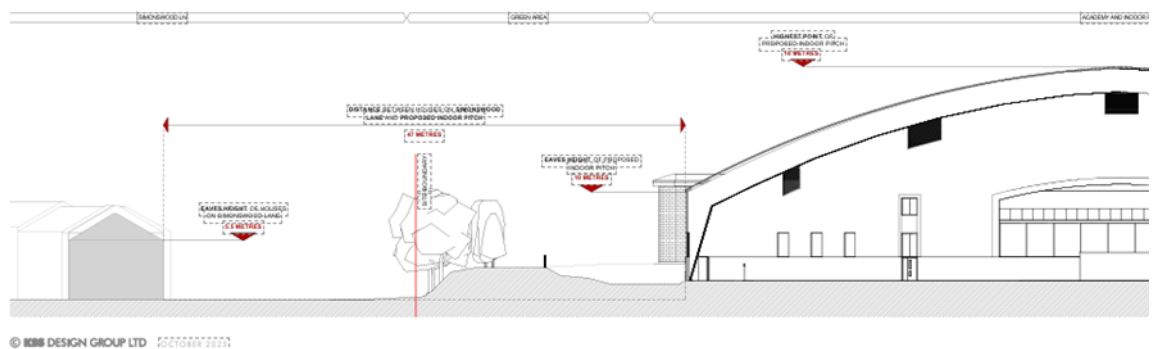
- 4.8 The training centre building houses the changing rooms, gymnasium, meeting and education rooms and administrative functions for the Academy; it also contains ancillary facilities such as kitchens, medical, storage, laundry and kit rooms. The current training centre building is relatively small in terms of the standards expected of a Category 1 status Academy.
- 4.9 The proposed extension, which includes a link to the new indoor pitch building, will accommodate a large new gymnasium, medical facilities, presentation room and a new entrance atrium. This will enable reconfiguration of space within the existing training centre to provide new and improved changing rooms, enlarged kitchen and dining facilities and additional classrooms and meeting spaces.



**Figure 4.2 – Proposed entrance to the Training Centre building, on the right of the image; with new domed structure over indoor training pitch to the left.**

### Indoor pitch

- 4.10 The largest built element of the development is the construction of a new domed-roof building over the existing show pitch that lies to the south of the training building. The current grassed pitch will be converted to a full-sized artificial pitch with associated storage accommodation and viewing areas accessible from the training building.
- 4.11 The covered pitch building will be constructed of 2-storey brickwork with a geo-grid above to support the translucent ETFE (Ethylene Tetrafluoroethylene) domed roof.
- 4.12 At the closest point to Simonswood Lane, the building will have a height of 10m to the eaves (top of brickwork), rising to a maximum height of 18m in the centre of the dome. The highest part of the dome will be more than 100m from the nearest dwelling.



**Figure 4.3 – Part section showing relationship of covered pitch building with dwellings on Simonswood Lane**

### **Spectator Stand**

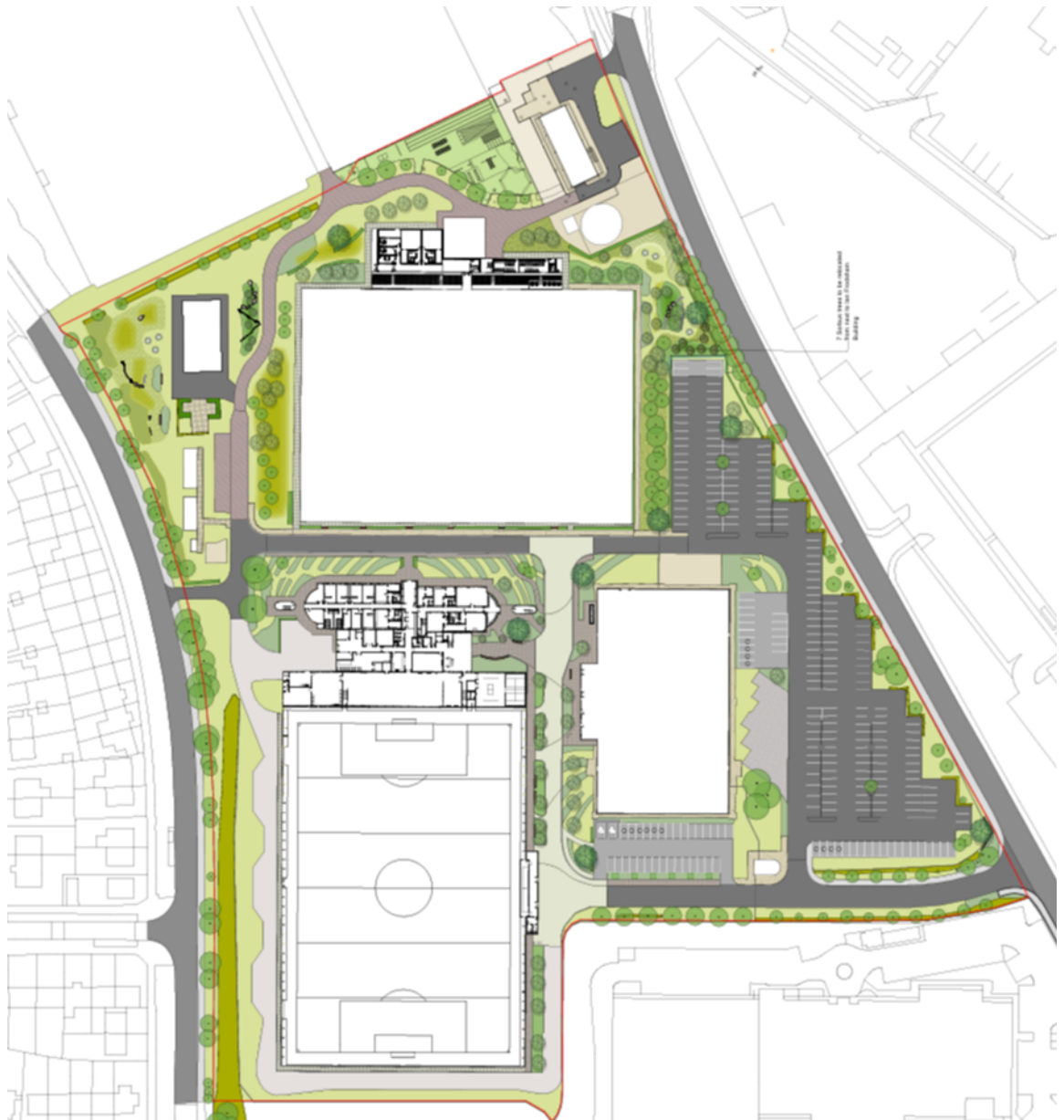
- 4.13 The current artificial training pitch to the north of the training building will revert to a high-quality grass pitch to be used as the show pitch for the Academy.
- 4.14 In accordance with UEFA requirements, a spectator stand capable of accommodating up to 499 persons will be erected adjacent to the pitch. It will have 6 wheelchair positions with companion seats. Beneath and to the rear of the stand, there will be home and away changing facilities, officials' rooms, male and female toilets and a tv gantry.

### **Materials**

- 4.15 The new built development will use materials that match / complement those used at the AXA Training Centre, including buff-coloured brickwork, grey cladding with feature red cladding and powder-coated grey glazing frames; creating a cohesive design language across the entire training campus.

### **Layout and Parking**

- 4.16 The development includes proposals to make amendments to the layout of the Academy site to rationalise and increase the quantum of car parking (plus 40 spaces), introduce new cycle parking provision (22 spaces) and dedicated parking for coaches and mini-buses (3 spaces each).
- 4.17 The principal access into the site will remain as existing from Arbour Lane, with a secondary (emergency only) access from Simonswood Lane.
- 4.18 The internal layout of the site will be rationalised to minimise vehicular movements within the training campus.



**Figure 4.4 – General arrangement plan**

### **Landscaping and BNG**

- 4.19 The development will result in the loss of 32 trees. That loss will occur as a result of the construction of the covered pitch building (11 individual and one group of trees), and amendments to the layout to accommodate enhanced parking provision (15 trees). All of those trees to be removed to accommodate the development are of low-moderate quality for retention; while 2 of the trees require removal solely for their poor quality and location.
- 4.20 It will not be necessary to remove any of the trees or planting from the site boundaries.
- 4.21 More than 80 new trees will be planted across the site, exceeding the council's 2-4-1 replacement policy.

- 4.22 The DAS describes the landscape strategy for the site. It describes the various landscape character areas structured around the 'arrival journey' into the site, including enhancements to the Arbour Lane entrance, the new indoor facility gateway, gardens along the pedestrian plaza, and the Heartspace between the Ian Frodsham Arena, Academy entrance, and new show pitch.



**Figure 4.5 – Illustration of proposed site entrance from Arbour Lane**

- 4.23 The development will achieve +10% BNG. This is to be delivered partly on-site through new tree and shrub planting of appropriate species to encourage ecological diversity. A green wall will also feature as part of the external façade of the new covered pitch building. Off-site replacement grassland credits will be secured in the locality.

### **Use**

- 4.24 The development proposals are designed to improve the facilities at the Academy for existing users; there will be no change to the use of the Academy as summarised in section 3 of this statement. This includes use of the facilities by the LFC Foundation as part of its local community programme.

## 5. Relevant Policy Context

5.1 The development plan for Knowsley currently comprises:

- The Knowsley Local Plan – Core Strategy (adopted January 2016) (CS),
- Saved Policies of the Knowsley Replacement Unitary Development Plan (adopted June 2006) (UDP)
- The Joint Merseyside and Halton Minerals and Waste Local Plan (MWLP).

5.2 Supplementary Planning Documents (SPD), which are not part of the statutory development plan, may also provide guidance on the implementation of key policies. The following SPDs are most relevant to this application:

- Ensuring a Choice of Travel SPD.
- Design Quality in New Development SPD.

5.3 The National Planning Policy Framework (“the Framework”) (2024) and accompanying Planning Practice Guidance (NPPG), are also material considerations in the determination of this application.

5.4 Sport England is currently a statutory consultee for applications relating to (grass) playing pitches. Since the development will impact on an existing grass playing pitch at the Academy, then Sport England’s ‘Playing Fields Policy and Guidance (December 2021), is also a material consideration.

### Site Allocation

5.5 The site is identified as ‘Existing Major Sporting Use’ on the Development Plan Policies Map adopted in January 2016. The designation reflects the fact that the site has been occupied by LFC Academy for almost 30 years.

### Development Management Policies

5.6 The following policies of the Knowsley Development Plan documents are relevant to the determination of this application:

- SD1 - Sustainable Development
- CS1 – Spatial Strategy for Knowsley
- CS2 - Development Principles
- CS7 - Transport Networks
- CS8 - Green Infrastructure
- CS19 - Design Quality and Accessibility in New Development

- CS21 – Greenspace and Trees
- CS24 – Managing Flood Risk
- H5 – Development within Primarily Residential Areas
- ENV2 – Noise and Vibration
- ENV3 – Light Pollution
- ENV5 – Contaminated Land
- DQ4 – Trees and Development
- OS4 – Protection of Playing Pitches and Other Formal Sporting Facilities

### **Policy Themes**

- 5.7 Those themes of national and development plan policy most relevant to this application are summarised below.

### **Sustainable Development**

- 5.8 The Framework makes clear that the purpose of the planning system is to contribute to the achievement of sustainable development (Section 2). This is reflected in the Core Strategy Policy CS1 which sets out the spatial priorities for development in the Knowsley, and Policy CS2 which sets out a range of key strategic sustainability principles to ensure that new development contributes to the delivery of sustainable development and the improvement of economic, social and environmental conditions.
- 5.9 The CS states that the Council will take a positive approach to applications for sustainable developments and grant planning permission that accords with the development plan (Core Strategy Policy SD1).

### **Highways and Transport**

- 5.10 The Framework advises that development proposals should take account of opportunities to promote sustainable transport modes, giving first priority to pedestrian and cycle movements and facilitating access to public transport. They should create places that are safe, secure and attractive, minimising the scope for conflict between pedestrians, cyclists and vehicles and responding to local character and design standards; and be designed to enable charging for plug-in vehicles. Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.
- 5.11 Relevant development plan policies and guidance seek to ensure that new development:
- Makes the best use of existing transport infrastructure and addresses the accessibility of pedestrians and cyclists, as well as public transport users and other users of the transport and movement networks within the City (CS7)

- Is designed and located to encourage cycling and walking; and makes provision for car parking to meet such demand on site, appropriate to the scale and nature of the development (Ensuring a Choice of Travel SPD).

### **Design Quality**

5.12 The Framework states that the creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. It sets out a range of criteria to ensure that development:

- will function well and add to the overall quality of the area over its lifetime
- is visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
- is sympathetic to local character and history, including the surrounding built environment and landscape setting,
- establishes or maintains a strong sense of place
- optimises the potential of the site to accommodate and sustain an appropriate amount and mix of development; and
- creates places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users.

5.13 Those policy objectives are reflected in Policy CS2, CS19 and the Design Quality in New Development DPD.

### **Environment**

5.14 Development plans should take a proactive approach to mitigating and adapting to climate change taking into account, inter alia: the long-term implications for flood risk, water supply, biodiversity and landscapes.

5.15 Core Strategy Policy CS24 states that new development should, preferably, be located in areas at low risk of flooding, where required include flood mitigation measures identified in a Flood Risk Assessment (FRA), and include a drainage strategy that demonstrates how a reduction in surface water run-off rates will be achieved.

5.16 Saved UDP Policy H5 sets out that within the 'Primarily Residential Areas', permission will be granted for uses appropriate to a residential area provided that the development will not have an unacceptable impact on the amenity of neighbouring occupiers by reason of noise, disturbance, overlooking, visual intrusion, smells, fumes, on-street parking or other causes; nor adversely affect the character or street scene of the area.

5.17 Saved UDP policies EN2 and ENV3 set out, respectively, noise and vibrations, and lighting considerations for development proposals to ensure that unacceptable adverse effects are

avoided. While saved UDP Policy ENV5 identifies relevant considerations relating to ground conditions and contamination.

### **Open Space and Recreation**

- 5.18 The NPPF states that existing open space, sports and recreational buildings and land, including playing fields and formal play spaces, should not be built on unless:
- a) an assessment has been undertaken which has clearly shown the open space, buildings or land to be surplus to requirements; or
  - b) the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location; or
  - c) the development is for alternative sports and recreational provision, the benefits of which clearly outweigh the loss of the current or former use.
- 5.19 Saved Policy OS4 of the UDP, sets out the council's own exceptions criteria for loss of an existing playing pitch, while Sport England's Playing Fields Policy and Guidance identifies 5 exceptions criteria requiring that one of those must be met to avoid an objection to development proposals by Sport England.

### **Landscape and Ecology**

- 5.20 Trees make an important contribution to the character and quality of urban environments, and can also help mitigate and adapt to climate change. Planning policies and decisions should ensure that, inter alia, appropriate measures are put in place to secure the long-term maintenance of newly-planted trees, and that existing trees are retained wherever possible. Since February 2024, there is a statutory requirement for the majority of new development to deliver +10% biodiversity net gain (BNG).
- 5.21 Core Strategy Policy CS21 and saved UDP Policy DQ4 reflect those objectives of NPPF. Part 10 of Policy CS21 states that the Council will encourage proposals for new development to incorporate:
- a) Retention of existing trees, woodland, vegetation and other habitat features which offer a positive contribution to the local environment in terms of visual amenity, recreation value or biodiversity/wildlife interest;
  - b) Appropriate planting of trees, other soft landscaping and installation of habitat features for the benefit of biodiversity; and
  - c) Adequate replacement provision where tree loss is unavoidable, comprising two additional trees for every tree lost and taking account of species and size.

## 6. Development Appraisal

### Introduction

- 6.1 The application site has a long-established use as a sports training ground, having been used by LFC for that purpose since 1998. The proposal seeks to provide improved facilities for those attending the Academy. There are no proposals to increase the number of attendees (the Academy currently accommodates the full age-range of boys/youth football) or general activity at the site.

The key issues for consideration are:

- Whether the proposed development is acceptable in principle
- Highways and parking
- Impact on residential amenity
- Design quality
- Biodiversity net gain
- Other environmental considerations

### Principle of Development

- 6.2 The site is identified in the adopted development plan as an 'Existing Major Sporting Use', reflecting that fact that it has been in use for that purpose for almost 30 years. The proposal is for a continuation of that use and raises no conflict with the development plan as a matter of principle.

### Loss of Playing Pitch

- 6.3 The development will result in the loss of a grass playing pitch in the short term as the new artificial indoor pitch is constructed over the existing (grass) show pitch in an early phase of this development. This is essential to retain continuity of training at the Academy.
- 6.4 Once the new artificial pitch is available for use, then a grass show pitch will be laid out on the existing artificial pitch; thereby making re-provision for the grass pitch that is being removed in the short term. A grass show pitch is an essential component of a Category 1 EPPP training facility and its re-provision is guaranteed by the Club.
- 6.5 Accordingly, the development satisfies three of the relevant criteria of saved UDP Policy OS4 in that it:

Is for facilities (i.e. provision of a new full-size training pitch) that is ancillary to the principal use of the site as a sporting facility; and

Makes alternative provision of at least equivalent quality, quantity, fitness for purpose and accessibility; and

Is for a development of such benefit to sporting interests that it outweighs the loss of the existing facility in the short term.

- 6.6 The development also meets Sport England’s second exception test in that the proposed development is for ancillary facilities supporting the principal use of the site as a playing field, and does not affect the quantity or quality of playing pitches or otherwise adversely affect their use. This was confirmed by Sport England in their consultation response to the pre-application request<sup>1</sup>.

### **Highways Considerations**

- 6.7 The Transport Statement includes a baseline assessment of the surrounding transport network which demonstrates that the site is accessible by public transport with bus stops and services on nearby Simonswood Lane and County Road; with Kirkby train station located approximately 30 minutes’ walk away or 10 minutes by bicycle. The site is well located for access to the Knowsley cycle network and pedestrian facilities in the local area are of a good standard.
- 6.8 The proposed development will not result in an increase in transport demand at the Academy since its purpose is to enhance existing facilities for players and staff.
- 6.9 The proposed coach and mini-bus parking will encourage group travel at the site, while the new dedicated cycle parking facilities will encourage the use of this sustainable mode. The proposed uplift in car parking will reduce on street parking in the area.
- 6.10 A framework Travel Plan is included in the Transport Assessment; it identifies a suite of travel planning measures that that the Club will consider implementing to further encourage sustainable travel at the Academy, while also recognising that there are limitations to this as a result of its very wide catchment.
- 6.11 Taking into account the findings of the Transport Statement, it is clear that there are no grounds to object to the development in transport terms. The impact of the development will not be severe; rather it is likely that it will have a positive impact on the transport network by enhancing parking provision within the development site and encouraging sustainable travel behaviour.
- 6.12 Accordingly, the development is considered to be acceptable in relation to highway and pedestrian safety and in accordance with Core Strategy Policy CS7, and the objectives of NPPF24 and the Ensuring a Choice of Travel SPD.

### **Residential Amenity**

- 6.13 The submitted application documents address a range of issues relating to residential amenity having regard to the proximity of existing dwellings on Simonswood Lane.

### **Visual Impact**

- 6.14 The dwellings on Simonswood Lane face the application site at a distance of approximately 22m to the boundary. The majority of new built development will be well-contained within the

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<sup>1</sup> See paragraph 3.13 above and Appendix 3.

application site boundary and at a distance that is equivalent to or greater than currently exists to the existing dwellings. The notable exception to this is the new covered pitch building.

- 6.15 The covered pitch building will be located a minimum of 47m from the nearest dwellings where it will be at a height (to eaves) of 10m. Due to ground topography the eaves level of the covered pitch building will be approximately 4m higher than the eaves level of the closest housing. That building will then rise in height to c.18m at the apex of the dome, at a distance in excess of 100m from the houses.
- 6.16 While considerably higher than the existing housing, the covered pitch building will be set a considerable distance from those homes, ensuring that no overshadowing or loss of visual amenity will result. The existing boundary screen of trees and shrubs will be retained, thereby providing a screen / softening and filtering of views.

### **Lighting**

- 6.17 The development proposals include new flood lighting for the show pitch, and external lighting across the Academy campus.
- 6.18 Hilson Moran has produced comprehensive design calculations at key receptor points surrounding the Training Campus. The calculations show mast locations, floodlight orientation, pitch illuminance levels and vertical spill values on the facades of residential properties along with contours showing the effective cut off of light for a range of lighting scenarios linked to various activities at the site. The properties affected by the highest spill values are highlighted in green on the above extracts.
- 6.19 The proposed lighting system for has been designed to meet the specific lighting requirements for Class I Football, whilst ensuring that national and local environmental lighting standards are adhered to. It takes account site of location within a suburban location and the designer has chosen a luminaire with excellent spill control systems to ensure that the amenity of residents and the safety of road users will be maintained.
- 6.20 The obtrusive light calculations show the cumulative effect of lighting from the new show pitch and other facilities at LFC's training campus fully comply with the obtrusive light requirements for a site within an environmental zone E3, suburban areas.
- 6.21 The development, therefore accords with the objectives and requirements of saved UDP policies H5 and ENV3 and the objectives of the Framework.

### **Noise**

- 6.22 As a consequence of the proposed development, noise emanating from use of the existing show pitch, which is closest to houses on Simonswood Lane, will effectively be screened by the new covered pitch building.
- 6.23 The noise assessment prepared by Hilson Moran demonstrates that existing background noise levels are relatively low. It goes on to recommend the imposition of appropriate planning conditions setting noise limits at sensitive receptors ensuring that the development accords with the objectives and requirements of saved UDP policies H5 and ENV2 and the objectives of the Framework.

## Design Quality

6.24 The Design and Access Statement prepared jointly by the design team (KSS and Planit) has been prepared in accordance with best practice. It sets out detailed analysis of the site and surroundings to inform the design strategy for individual buildings, site layout and landscaping. The DAS demonstrates that the proposals:

- *will function well and add to the overall quality of the area over its lifetime* - through detailed consideration of the functional requirements of the Academy and careful integration of the new facilities and buildings with those currently existing on site.
- *is visually attractive as a result of good architecture, layout and appropriate and effective landscaping* – by reference to a ‘family of buildings’ and materiality of the adjacent AXA Training Centre and a coordinated approach to building and landscape design.
- *is sympathetic to local character and history, including the surrounding built environment and landscape setting* – clearly cognisant of the mixed character of the local area, and retention of boundary landscaping
- *establishes or maintains a strong sense of place* – collectively with the adjacent AXA Training Centre to create a strong sense of place across the entire training campus.
- *optimises the potential of the site to accommodate and sustain an appropriate amount and mix of development;* - providing additional facilities that are necessary to maintain the Category 1 status of the Academy within its existing site boundaries; *and*
- *creates places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users.*

6.25 Accordingly, the development proposals meet the objectives of Core Strategy Policies CS2 and CS19 and the Design Quality in New Development DPD.

## Biodiversity Net Gain

6.26 The baseline area habitat value is 7.23 units, and the baseline hedgerow value is 0.49 units. The proposals will include the conversion of a natural outdoor football pitch into an indoor pitch, additional hardstanding, non-native and ornamental hedgerow planting, tree planting and areas of native meadow planting. Existing trees and hedgerows will mostly be retained. The post development area habitat value is 7.18 units, and the post development hedgerow value is 1.01 units. While an excess of linear habitat units will be created, there will be a marginal loss of area habitats on site.

6.27 To fully meet BNG requirements, off-site habitat units will be purchased, ideally from a local habitat bank to meet the mandatory 10% net gain for area habitats and trading rules, and a 30-year Habitat Management and Monitoring Plan (HMMP) will be necessary for the on-site habitats. These matters can be secured through the Biodiversity Gain Plan planning condition prior to the commencement of development, meeting statutory requirements and ensuring compliance with policies CS21 and DQ4.

## **Other Environmental Considerations**

### **Tree Removal**

- 6.28 The proposed development would necessitate the removal of one tree group and six individual trees assessed as BS 5837: 2012 'Moderate Quality' Retention Category 'B'; and six individual trees and five tree groups assessed as BS 5837: 2012 'Low Quality' Retention Category 'C' within the site boundary. Two further trees require removal due to their poor condition and location, irrespective of the proposed development. All trees to be removed will be replaced at a minimum ratio of 2-4-1.
- 6.29 The tree loss is necessary to facilitate construction of the new covered pitch building, which is a key component of the facilities required in a Category 1 academy; and to provide enhanced parking on site for all types of vehicles.
- 6.30 In accordance with Arboricultural best practice an Arboricultural Method Statement is submitted with the application to demonstrate how other trees to be retained on site will be protected as the development proceeds.
- 6.31 Accordingly, the development proposal accords with the requirements of Policy CS21 and saved UDP Policy DQ4.

### **Flood Risk and Drainage**

- 6.32 The Flood Risk Assessment demonstrates that the application site lies within flood zone 1; it is not at risk of flooding and the development will not increase risk of flooding offsite or damage any groundwater source. The development will be raised above levels of surface water flooding taking account of the 1 in 100 year plus climate change storm event.
- 6.33 The FRA includes a draft Drainage Strategy which shows how surface water will be retained to limit run-off and reduce it to below current levels.
- 6.34 Some swales will be provided as part of the landscape strategy providing opportunities to enhance biodiversity on site.
- 6.35 Collectively, those measures demonstrate that the proposals comply with policy CS24.

### **Ground Conditions**

- 6.36 The phase 1 Ground Investigations Report demonstrates that the risk to the development is low/moderate across all potential sources of contamination.
- 6.37 A previous study of the site (associated with the application in 2017) has identified that there is a high risk of UXO. This can be satisfactorily addressed through the imposition of a suitably worded planning condition as included in the previous consent<sup>2</sup>.

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<sup>2</sup> LPA ref: 17/00324/HYB, condition 15

## Conclusion

- 6.38 Applications for planning permission should be determined in accordance with the development plan, unless material considerations indicate otherwise. This is made clear in both the Town and Country Planning Act 1990 ('the TCP Act'):

*"In dealing with such an application the authority shall have regard to the provisions of the development plan, so far as material to the application, and to any other material considerations."* [Section 70(2)]; and

The Planning and Compulsory Purchase Act 2004:

*"If regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise."* [Section 38(6)].

- 6.39 The application proposals have been assessed against the relevant policies of the adopted development plan, by reference to the submitted application documents. It has been demonstrated that the development is fully compliant with those policies and, where appropriate, other material considerations including NPPF24, the council's adopted SPDs and Sport England policy and guidance.

## 7. Conclusion

- 7.1 This Planning Statement has been prepared to support an application for alterations and improvements to the existing LFC Academy, enhancing facilities for staff and players.
- 7.2 The application site has a long-established use as a sports training ground, having been used by LFC for that purpose for almost 30 years. Retaining and enhancing the sports training facilities at the Academy is acceptable in principle and entirely consistent with the policies of the adopted development plan.
- 7.3 The application proposals have been assessed against the relevant policies of the adopted development plan, by reference to the submitted application documents. It has been demonstrated that the development is fully compliant with those policies and, where appropriate, other material considerations including NPPF24, the council's adopted SPDs and Sport England policy and guidance.
- 7.4 No harms have been identified, particularly in respect of residential amenity, or technical constraints that would prevent the development from proceeding.
- 7.5 Overall the proposals are fully compliant with relevant national and development plan policies and planning permission should be granted.

**Appendix 1: Hybrid planning permission  
(17/00324/HYB) – decision notice**



**This application is subject to a Section 106 Agreement and needs to be read in conjunction with that Agreement.**

## **PLANNING PERMISSION**

**Application No: 17/00324/HYB**

**Name and address of applicant**

The Liverpool Football Club and Athletic  
Grounds Ltd  
20 Chapel Street  
Liverpool  
L3 9AG

**Name and address of agent**

Turley  
1 New York Street  
Manchester  
M1 4HD

**Date of Receipt:** 12 May 2017

**Date Valid:** 12 May 2017

**Address/Location Of Development:**

**Playing Fields At Simonswood Lane &  
Liverpool Football Club  
The Liverpool Way  
Kirkby**

**Description of Development:**

**HYBRID APPLICATION TO CREATE A TRAINING CAMPUS FOR LIVERPOOL FOOTBALL CLUB & IMPROVEMENTS TO THE EDDIE MCARDLE COMMUNITY PITCHES COMPRISING:**

- (I) FULL PLANNING APPLICATION FOR CONSTRUCTION OF: A SINGLE STOREY SIDE EXTENSION TO EXISTING ACADEMY INDOOR PITCH; FIRST FLOOR EXTENSION & EXTERNAL ALTERATIONS TO MAIN ACADEMY BUILDING; UPGRADED EXTERNAL TRAINING GROUND PITCHES; CONSTRUCTION OF 499 SEAT SPECTATOR STAND; UPGRADE COMMUNITY PITCHES; LANDSCAPING; PEDESTRIAN & CYCLE LINK; & ASSOCIATED INFRASTRUCTURE (INCLUDING ACCESS ROADS, DRAINAGE, PARKING, FENCES & EXTERNAL LIGHTING); INCLUDING HIGHWAY CLOSURE OF MOSS LANE**
- (II) OUTLINE PLANNING APPLICATION FOR CONSTRUCTION OF: A TRAINING CENTRE BUILDING; A FAMILY BUILDING; A GROUNDS MAINTENANCE BUILDING; COMMUNITY CHANGING FACILITY & A COVERED PITCH (EXTERNAL APPEARANCE RESERVED FOR FUTURE APPROVAL)**

The Council of the Metropolitan Borough of Knowsley hereby give notice in pursuance of the above Act(s) that Planning Permission has been **granted** for the carrying out of the

development referred to above in accordance with the application and plans submitted subject to the following condition(s):

1. The development must be begun not later than the expiration of three years beginning with the date of this permission.

For the avoidance of doubt, the development hereby granted full planning permission is as follows:

- single storey side extension to the existing Academy indoor pitch
- external alterations to the main Academy building
- upgraded external training ground pitches
- construction of 499 seat spectator stand
- upgraded community pitches
- landscaping
- a pedestrian and cycle link, and
- associated infrastructure.

and for the avoidance of doubt the development granted outline planning permission (external appearance reserved for future approval) is as follows:

- main training centre building
- family building
- community changing facility
- ground maintenance building, and
- covered pitch.

Reason: In order to comply with the requirements of Section 91 of the Town and Country Planning Act 1990 (as amended).

2. The development hereby permitted shall be carried out in accordance with the approved plans and documents listed in Schedule 1.

Reason: For the avoidance of doubt.

3. Notwithstanding submitted details prior to their implementation, samples and details of the proposed external facing and roofing materials and details of all external doors and windows for all buildings granted outline permission or individual buildings within any phase or sub-phase, shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out using only the agreed materials.

Reason: To accord with the provisions of Section 92(1) of the Town and Country Planning Act 1990, and in the interests of visual amenity and to comply with the National Planning Policy Framework and Policy CS19 of the Knowsley Local Plan Core Strategy, adopted January 2016.

4. Application for approval of reserved matters must be made not later than the expiration of three years from the date of this permission and the development must be begun no later than the expiration of two years from the final approval of the reserved matters or, in the case of approval on different dates, the final approval of the last such matter to be approved.

Reason: In order to comply with the requirements of Section 92 of the Town and Country Planning Act 1990 (as amended).

5. Notwithstanding the approval of Drawing No. 1075684\_LP125 S3.5 (Proposed Levels), no development shall take place to upgrade the community playing pitches and / or construct the perimeter mounding around the community playing pitches, until full details of the finished ground levels, above ordnance datum have been submitted to and approved in writing by the Local Planning Authority. For the avoidance of doubt, the submitted details shall include sections across the site and extending into adjacent land and neighbouring buildings. The development shall be carried out only in accordance with the approved levels and sections.

Reason: To ensure a satisfactory development and relationship with adjacent land uses and comply with Policies CS2 and CS19 of the Knowsley Local Plan Core Strategy, adopted January 2017.

6. Notwithstanding the submitted drawings (Drawing nos. 1075684\_LP131 - Typical Footbridge Design; and 1075684\_LP133 - Typical Footway Detail), no part of the proposed development shall be occupied until a scheme to provide a new footpath / cyclepath has been implemented which has previously been submitted to and agreed in writing by the Local Planning Authority. For the avoidance of doubt the scheme shall include pavement design, street lighting, access gates or barriers, CCTV, bridge design, fencing, maintenance access. The development shall be carried out only in accordance with the approved scheme.

Reason: To ensure the provision of safe and adequate means of access to the development and between the two roads in the interests of highway safety and to comply with Policies CS7 and CS19 of the Core Strategy, adopted January 2016.

7. No development shall be carried out until a tree protection plan together with protective fencing specification shall be submitted to and agreed in writing by the Local Planning Authority. The development shall only be carried out in accordance with the agreed scheme unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that the trees to remain are adequately protected in the interest of visual amenity and to comply with Policies CS19 and CS21 of the Knowsley Local Plan Core strategy, adopted January 2016 and saved Policy DQ4 of the Knowsley Replacement Unitary Development Plan, adopted June 2006.

8. At least five working days written notice shall be given to the Local Planning Authority of the intention to commence development. The protective fencing referred to in condition 7 shall be in place prior to the written notice of the start of development being given to the Local Planning Authority and shall be retained in place at all times until the development is completed.

Reason: To ensure that the proper protection of trees has been carried out in the interests of visual amenity and to comply with Policies CS 21 of the Knowsley Local Plan Core Strategy, adopted January 2016 and Policy DQ4 of the Knowsley Replacement Unitary Development Plan, adopted June 2006.

9. Notwithstanding the submitted details no hard or soft landscape works within a phase or sub-phase shall commence until a full landscaping scheme, including
  - a) the location of all existing trees and other planting to be retained;
  - b) all proposals for new planting and turfing indicating the location, arrangement, species, sizes, specifications, numbers and planting densities per sq m of all new planting;
  - c) biodiversity enhancements and management plan including the provision of bat and bird boxes or similar;

- d) all proposed boundary treatments together with any internal enclosure treatments, with supporting elevations and construction details;
- e) all proposed hard landscape elements, including layout, materials and colours;
- f) the proposed arrangements and specifications for initial establishment, maintenance and longer term maintenance of all planted and / or turfed areas,

has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out only in accordance with the approved landscaping scheme. The landscaping works for the approved phase or sub-phase shall be completed by the end of the first planting and seeding seasons following the first occupation of that phase or sub-phase. Any tree or other planting which is lost, felled, removed, becomes diseased, or is substantially damaged within a period of five years thereafter shall be replaced in kind during the first available planting season following the date of loss or damage.

Reason: In the interests of visual amenity and to comply with Policy CS19 of the Knowsley Local Plan Core Strategy, adopted January 2016.

10. No development shall take place until a written scheme of investigation for archaeological work has been submitted to and agreed in writing by the Local Planning Authority. The work shall be carried out strictly in accordance with the approved scheme.

Reason: To ensure that potential archaeological remains are investigated and recorded and to comply paragraph 141 of the National Planning Policy Framework and Policy CS20 of the Knowsley Local Plan Core Strategy, adopted January 2016.

11. Notwithstanding the submitted details no development shall take place within a phase or sub-phase of the development hereby permitted, until a Construction Environmental Management Plan for that phase or sub-phase has been submitted to, and approved in writing by the Local Planning Authority. The Construction Environmental Management Plan shall include the following matters:
- a) Methods for the mitigation of noise and vibration from building works, and also from the operation of any temporary power generation or pumping plant which will operate overnight.
  - b) Methods for dust control and suppression.
  - c) Control of transfer of mud out of the site - details of wheel washing facilities including location and type.
  - d) Layout of site compound including identification of areas for the storage of plant and materials, loading / unloading and turning areas for delivery vehicles.
  - e) Management of deliveries including prevention of waiting / layover of construction related traffic on the highway, measures for the control of traffic to and from the site and consideration of any temporary traffic management arrangements which may be necessary during periods of construction.
  - f) A programme of works including phasing.
  - g) Construction staff parking arrangements.
  - h) Adequate provision for addressing any abnormal wear and tear to the highway.
  - i) Details of how both the Kirkby Brook Watercourse and Local Wildlife Site and Northwood Forest Hills Local Wildlife Site would be protected during site development work.

The approved Construction Environmental Management Plan shall be complied with throughout the construction period for the development unless otherwise agreed in writing with the Local Planning Authority.

Reason: In the interests of residential amenity and highway safety and to comply with Policies CS2 and CS19 Knowsley Local Plan Core Strategy, adopted January 2016 and saved Policies ENV2 of the Knowsley Replacement Unitary Development Plan, adopted June 2006.

12. Demolition or construction works shall take place only between 08:00 and 18:00 hours on Monday to Friday and 08:00-13:00 on Saturday. No works shall take place at any other time and no works shall take place at any time on Sundays or on Bank / Public Holidays unless otherwise agreed in writing with the Local Planning Authority.

Reason: In the interests of residential amenity and to comply with Policy CS19 of the Knowsley Local Plan, adopted January 2016 and saved Policy ENV2 of the Knowsley Replacement Unitary Development Plan, adopted June 2006.

13. The surface water drainage scheme shall be consistent with the Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent equivalent replacement national standards in place from time to time. In the event of surface water draining to the public surface water sewer, the surface water must be restricted to 100.0l/s to provide betterment over the existing discharge rate as per Table 6.1 in Knowsley MBC's Level 2 Strategic FRA.

Notwithstanding the submitted details no above ground development shall take place within a phase or sub-phase of the development hereby permitted until a detailed drainage scheme (for that phase or sub-phase) has been submitted to and approved in writing by the Local Planning Authority. The approved drainage system for that phase or sub-phase shall be implemented and completed in accordance with the approved details.

Reason: To prevent increased risk of flooding by ensuring the satisfactory storage of / disposal of surface water from the site and to comply with Policies CS2 and CS 24 of the Knowsley Local Plan Core Strategy, adopted January 2016.

14. If the sustainable drainage system is not adopted by a public body or statutory undertaker then, prior to the Training Centre building coming into use, a Management and Maintenance Plan for the sustainable drainage system for the lifetime of the development shall be submitted to and approved in writing by the Local Planning Authority.

This Management and Maintenance Plan shall include:

- Details of the provision for management and maintenance by a resident's management company.
- A schedule for on-going inspections relating to performance and condition.
- Details for planned maintenance and a mechanism for remedial and urgent repair works.
- Means of access for inspection and maintenance purposes.

The plan shall be implemented in accordance with the approved details and the time frames contained within it.

Reason: To ensure effectiveness of the flood risk measures during the lifetime of the development and comply with Policies CS2 and CS24 of the Knowsley Local Plan Core Strategy, adopted January 2016.

#### 15. A. Submission of Remediation Scheme

In accordance with the Ground Investigation Report (Mott MacDonald, July 2017), no development relating to the covered pitch hereby approved shall take place until a detailed remediation scheme has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include an appraisal of remediation options, identification of the preferred option(s), the proposed remediation objectives and remediation criteria, and a description and programme of the works to be undertaken including the verification plan. As a minimum, the scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to its intended use.

#### B. Implementation of Approved Remediation Scheme

The approved remediation scheme shall be implemented and a verification report submitted to and approved in writing by the Local Planning Authority, prior to the development (or relevant phase of development) being brought into use.

#### C. Reporting of Unexpected Contamination

In the event that contamination is found at any time when carrying out the approved development for any phase or sub-phase that was not previously identified it must be reported immediately to the Local Planning Authority. Development on the part of the site affected must be halted and a risk assessment carried out and submitted to and approved in writing by the Local Planning Authority. Where unacceptable risks are found remediation and verification schemes shall be submitted to and approved in writing by the Local Planning Authority. These shall be implemented prior to the development (or relevant phase or sub-phase of development) being brought into use.

#### D. Importation of Soil/Material

No soil is to be imported to the site until it has been tested for contamination and assessed for its suitability for the proposed development; a suitable methodology for testing this material shall be submitted to and agreed by the Local Planning Authority prior to any soils being imported onto site. All soils proposed to be imported shall be tested in accordance with the approved methodology. The methodology should include the sampling frequency, testing schedules, criteria against which the analytical results will be assessed (as determined by the risk assessment) and source material information. The analysis shall then be carried out and evidence submitted to and approved in writing to by the Local Planning Authority.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors in accordance with Policies CS2 and CS19 of the Knowsley Local Plan Core Strategy, adopted January 2016, and saved Policy ENV5 of the Knowsley Replacement Unitary Development Plan adopted June 2006.

16. Notwithstanding the submitted details, prior to the installation of the external floodlights hereby permitted full details and specification of the proposed floodlights (including any shielding) and including an isolux contour diagram which shall be extended to include neighbouring buildings shall be submitted to and approved in writing by the Local Planning Authority. The lighting shall only be installed and operated in accordance the approved details and specification unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of residential amenity and promoting the welfare of habitats and species and to comply with Policies CS8 and CS19 of the Knowsley Local Plan Core Strategy, adopted January 2016.

17. Noise from fixed plant and machinery associated within the development shall be at least 5dB (A) below the existing background noise level (LA90) at the boundary of the nearest noise sensitive property as measured during any agreed time period. Any tonal, impulsive and/or irregular noise would be addressed by imposing a penalty as per the methodology set out in BS4142:2014, Methods for rating and assessing industrial and commercial sound.

Reason: In the interests of residential amenity and to comply with Policies CS2 and CS19 of the Knowsley Local Plan Core Strategy, adopted January 2016 and saved Policy ENV2 of the Knowsley Replacement Unitary Development Plan, adopted June 2006.

18. The floodlights hereby permitted shall not be illuminated between the hours of 21.00-07.00 hours on any day unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of residential amenity and to comply with Policies CS2 and CS19 of the Knowsley Local Plan Core Strategy, adopted January 2016 and saved Policy ENV3 of the Knowsley Replacement Unitary Development Plan, adopted June 2006.

19. A footpath / cycle path of no less than 4m width shall be maintained at all times, between Simonswood Lane and Arbour Lane which shall be to a standard and be along an alignment which is first submitted to and agreed in writing by the Local Planning Authority, until such time as the permanent path required pursuant to Condition 6 has been constructed and is available for the use of the general public at all times.

Reason: To ensure the provision of safe and adequate means of access to the development, and between the two roads, in the interests of highway safety and amenity and to comply with Policies CS7 and CS19 of the Knowsley Local Plan Core Strategy, adopted January 2016.

20. No part of the proposed development shall be brought into use until highway improvement works have been fully implemented in accordance with the approved drawing 'Arbour Lane and Moss Lane Alignment Improvement'.

Reason: To ensure the provision of safe and adequate means of access to the development in the interests of highway safety and amenity and to comply with Policies CS7 and CS19 of the Knowsley Local Plan Core Strategy, adopted January 2016.

21. No part of the proposed development shall be brought into use until the areas indicated on the submitted plans to be set aside for parking, servicing and vehicular manoeuvring (including provision for pedestrians / cyclists) have been surfaced, drained and permanently marked out or demarcated in accordance with the details and specifications shown on the approved drawings. These areas shall be retained in accordance with those details at all times that the development is in use

Reason: In the interests of highway and pedestrian safety and to comply with Policy CS7 of the Knowsley Local Plan Core Strategy, adopted January 2016.

22. The Training Centre building hereby approved shall not be occupied until a scheme for the provision of cycle and motorcycle parking for the training campus, in accordance with the Local Planning Authority's current standards, has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented and completed before any part of the development is brought into use and shall be retained in accordance with those details at all times that the development is in use. For the avoidance of doubt, long stay cycle parking must be covered.

Reason: To ensure that adequate provision is made for parking cycles and motorcycles on the site and to comply with Policy CS7 of the Knowsley Local Plan Core Strategy, adopted January 2016.

23. No later than 3 months after the Training Centre building has been brought into use a Travel Plan for the training campus shall be submitted to and approved in writing by the Council as Local Planning Authority. The Plan shall include immediate, continuing and long - term measures to promote and encourage alternative modes of transport to the single-occupancy car. For the avoidance of doubt, the Travel Plan shall include, but not be limited to:

- a) Involvement of employees;
- b) Information on existing transport policies, services and facilities, travel behaviours and attitudes;
- c) Access for all modes of transport;
- d) Targets for mode share;
- e) Resource allocation including Travel Plan Co-ordinator and budget;
- f) A parking and management strategy;
- g) A marketing and communications strategy;
- h) Appropriate measures and actions to reduce car dependence and encourage sustainable travel;
- i) An action plan, including a timetable for the implementation of each of the above; and
- j) Mechanisms for monitoring, reviewing and implementing the Travel Plan.

The approved Travel Plan shall be implemented in accordance with the timetable contained therein and shall continue to be implemented as long as any part of the development is occupied and in use.

An annual report shall be submitted to the Council no later than 1 month following the anniversary of the first occupation of the development for a period of 5 years. The report shall include a review of the Travel Plan measures, monitoring data and updated action plan.

Reason: To maximise opportunities for travel by modes of transport other than the private car, and to ensure that the development is sustainable and to comply with Policies CS2 and CS7 of the Knowsley Local Plan Core Strategy, adopted January 2016.

24. The Training Centre building shall not be brought into use until a site wide Car Park Management Plan for the training campus has been submitted to and agreed in writing by the Local Planning Authority. The proposed development shall only operate in accordance with the agreed Plan unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure a satisfactory regime of car parking management to prevent excessive car parking on the highway during times of peak demand and to comply

with Policies CS2 and CS7 of the Knowsley Local Plan Core Strategy, adopted January 2016.

25. No part of the development hereby permitted shall be commenced until a planning obligation made pursuant to Section 106 of the Town and Country Planning Act 1990 in the form shown as an approved document in the Schedule of Approved Drawings and Documents has been fully executed by all the parties and completed. This planning obligation makes provision for the re-provision of up to two Football Association standard playing pitches, or upgrading of existing facilities, if a planned Playing Pitch Assessment identifies a deficit of playing pitches in this area within specified timescales.

Reason: To ensure that should there be a deficit of playing pitches in the area as identified in the forthcoming Playing Pitch Assessment the net loss of two community playing pitches as a result of the proposal would be compensated by the provision of up two community pitches on site(s) to be identified, or existing community pitch facilities being upgraded if so identified as the preferred option and to comply with Policies CS8, CS21 and CS27 of the Knowsley Local Plan Core Strategy, adopted January 2016.

## SCHEDULE 1

Date Received	Reference No. on Plan/Report	Version No.
6 September 2017	PL1604-001	E
9 May 2017	DR-A-01-003	P1
9 May 2017	PL1604 -104	A
9 May 2017	DR-A-003-002	P6
9 May 2017	DR-A-002-002	P3
9 May 2017	DR-A-02-002	P6
9 May 2017	LP103_S3.1	-
9 May 2017	DR-A-01-001	P5
9 May 2017	LPL133	A
9 May 2017	LPL134	A
9 May 2017	LPL135	A
9 May 2017	AC-22-DR-A-01-001	P4
9 May 2017	AC-22-DR-A-01-002	P5
9 May 2017	AC-22-DR-A-02-00	P3
9 May 2017	CR-22-DR-A-03-001	P4
9 May 2017	SPILL LIGHT ASSESSMENT	no version Number
9 May 2017	TRANSPORT ASSESSMENT	no version Number
9 May 2017	GROUND CONDITIONSREPORT	no version Number
9 May 2017	TREE SURVEY & CONSTRAINTS REPORT	no version Number
9 May 2017	NOISE IMPACT ASSESSMENT	no version Number
19 May 2017	A7.5 MOSS LANE STOPPING UP	no version Number
19 May 2017	PL1604-300	A
19 May 2017	PL1604-201	B
9 August 2017	LP105_S3.5	no version Number
9 August 2017	JH3734-03 DRAFT 2	no version Number
9 August 2017	ARBOUR LANE AND MOSS LANE ALIGNMENT	no version Number
9 August 2017	SWEPT PATH THROUGH ARBOUR LANE /	no version Number
5 July 2017	BORE HOLE LOCATION PLAN	no version Number

5 July 2017	GROUND INVESTIGATION REPORT MAY	B
5 July 2017	GROUND INVESTIGATION SCHEDULE 2	C
5 July 2017	REPORT ON GROUND INVESTIGATION	no version Number
25 August 2017	S106 DOCUMENT	no version Number
6 September 2017	WATER VOLE TECHNICAL NOTE	no version Number

### **REASON(S) FOR THE GRANTING OF PLANNING PERMISSION**

The decision to grant planning permission has also been taken having regard to the policies and proposals as set out below, and to all relevant material considerations including supplementary planning guidance:-

#### **Knowsley Local Plan: Core Strategy Policies (2016)**

CS1 -Spatial Strategy for Knowsley  
CS2 – Development Principles  
CS7 – Transport Networks  
CS8 – Green Infrastructure  
CS19 – Design Quality and Accessibility in New Development  
CS21- Greenspace and Trees  
CS24- Managing Flood Risk  
CS27- Planning and Paying for New Infrastructure.

#### **Knowsley Replacement Unitary Development Plan: Saved Policies (2009)**

H5 – Development within Primarily Residential Areas  
ENV2 - Noise and Vibration  
ENV3 – Light Pollution  
ENV5 - Contaminated Land  
DQ4 - Trees and Development

This informative is only intended as a summary of the reason(s) for the granting of planning permission. Should you require any further details relating to the decision please contact the relevant case officer (Lee Osborne on 0151 443 2360)

### **ARTICLE 31 STATEMENT**

The Local Planning Authority have worked with the applicant in a positive and proactive manner based on seeking solutions to problems arising in relation to dealing with a planning applications and have implemented the requirement in NPPF para 187.

### **NOTE FOR APPLICANT:**

IMPORTANT - PLEASE READ CAREFULLY THE NOTES BELOW AS FAILURE TO COMPLY COULD MAKE THE DEVELOPMENT HEREBY PERMITTED UNAUTHORISED

- 1) This planning permission is granted in strict accordance with the approved plans. It should be noted however that:
  - a) Any variation from the approved plans following commencement of the development, irrespective of the degree of variation, will constitute unauthorised development and may be liable to enforcement action.

- b) You or your agent or any other person responsible for implementing this permission should inform Planning Services immediately of any proposed variation from the approved plans and ask to be advised as to the best method to resolve the matter. Most proposals for variation to the approved plans will require the submission of a new planning application.
- 2) This permission is granted subject to conditions and it is the owner of the property and the person responsible for the implementation of the development who will be fully responsible for their compliance throughout the development and beyond.
- 3) If there is a condition that requires work to be carried out or details to be approved prior to the commencement of the development this is called a "condition precedent". The following should be noted with regards to conditions precedent.
  - a) If a condition precedent is not complied with prior to the start of development, the whole of the development will be unauthorised and you may be liable to enforcement action.
  - b) In addition, if the requirements of a condition precedent are subsequently not complied with, the development is unauthorised and the only way to rectify the development is the submission of a new application.

If any other type of condition is breached then you will be liable to a breach of condition notice.



**Executive Director (Place)**

**Date: 15 September 2017**

## **IMPORTANT NOTES FOR YOUR ATTENTION:**

1. This permission refers only to that required under the Town and Country Planning Acts and does **not include any consent or approval under any other enactment, bylaw, order or regulation.**
2. This permission refers only to those plans submitted as part of the Planning Application a copy of which is retained by the Local Planning Authority. The Local Planning Authority should be contacted in writing if it is proposed to amend these plans in any way as a further permission, may be required.
3. If a Building Regulations Consent is required for these works it is your responsibility to ensure that the plans submitted for both the Building Regulations Consent and Planning Permission are the same in all respects. Should the plans relating to one consent vary from the other, it will be necessary for you to submit amended plans to this Department and obtain the relevant approval(s) prior to commencing any works.

### **Appeals to the Secretary of State**

- If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.
- If you want to appeal against your local planning authority's decision then you must do so within 6 months of the date of this notice.
- Appeals can be made online at: <https://www.gov.uk/planning-inspectorate>.  
If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 0303 444 5000.
- The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.
- The Secretary of State need not consider an appeal if it seems to the Secretary of State that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

## **Appendix 2: Pre-application response**

**APPLICATION NO:** 25/00022/PREAPP    **CASE OFFICER:** Lee Osborne

**WARD:** Northwood                      **PARISH:**

**LOCATION:** AXA Training Centre, The Liverpool Academy, The Liverpool Way

**PROPOSAL:** PRIVATE AND CONFIDENTIAL

EXTENSIONS TO ACADEMY BUILDING ROOF COVERING OVER EXISTING PITCH, NEW 500 SEAT SPECTATOR STAND, TECHNICAL / SKILLS TRAINING AREA. AMENDMENTS TO CAR PARKING LAYOUT.

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### **Site Description**

In September 2017, a hybrid planning permission (17/00324/HYB) was granted planning permission with regard a site bounded by Simonswood Lane and Arbour Lane and the western boundary of the former Sonae site to expand and improve the existing LFC Academy to create a Training Campus for all LFC squads and works to improve the community recreation hub at the Eddie McArdle playing fields. The planning application granted full and outline planning permission for various components of the proposed Training Campus.

This preapplication inquiry relates to the Academy part of the Training Campus which is well established, since the latter half of the 1990s and is at the western end of the Campus adjacent David Lloyd Fitness Centre and Little Foxes Nursery. The Academy site has access off Arbour Lane.

### **Proposal**

The pre-application inquiry seeks advice on proposals to extend the main Academy building, a roof covering over an existing pitch, a new spectator stand and extension and amendments to the car park.

The extensions would provide a link building between the proposed covered pitch and the north western side of the existing building. The link would house a reception area with visitor atrium space plus gym, therapy room, and plant room to the ground floor with player access to the pitch and cardio room and training room above. There would also be a viewing deck for the proposed covered pitch along the first floor edge of this building link.

To the south eastern side of the proposed floodlit show pitch would be bleacher stands for around 500 spectators, likely in 2 parts. A TV gantry would be on the north western side of this pitch. An external training/skills area would be to the south east of the show pitch.

. The location of the spectator stand has moved from that previously approved as the northern pitch as would now be the show pitch for the Academy and the artificial turf replaced with natural turf. The southern pitch would have the turf replaced with artificial turf and it is proposed that this pitch would have a roof covering.

It is also proposed to remodel and extend the existing car park to provide an additional 75 car park spaces south of the existing indoor pitch to be retained, and a taxi drop-off/pick-up area would be provided to the south west of that pitch.

### **Consultations**

Highway Authority - No objections in principle but note the documents that would be required to be submitted with any planning application.

Environmental Health - No objections but request a condition for the approval and implementation of a CMP.

Environmental Sustainability - No objections but note requirements to be submitted with a planning application and that 10% BNG should be able to be achieved on site.

Sport England - No objections.

### **Planning History**

96/00496/APP - USE OF LAND FOR LIVERPOOL FOOTBALL CLUB FOOTBALL ACADEMY TRAINING PURPOSES, TOGETHER WITH THE LAYOUT OF PITCHES, THE ERECTION OF AN ADMINISTRATIVE BUILDING, HOSTEL ACCOMMODATION FOR ACADEMY TRAINEES/APPRENTICES, A WAREHOUSE AND SHOWROOM, AND A DINER AND AN HOTEL, AND THE FORMATION OF VEHICLE PARKING AREAS. Granted: 07.10.1996.

96/00498/APP - USE OF LAND FOR LIVERPOOL FOOTBALL CLUB FOOTBALL ACADEMY TRAINING PURPOSES, TOGETHER WITH THE LAYOUT OF PITCHES, THE ERECTION OF AN ADMINISTRATIVE BUILDING, HOSTEL ACCOMMODATION FOR ACADEMY TRAINEES/APPRENTICES, AND A WAREHOUSE AND SHOWROOM, AND THE FORMATION OF VEHICLE PARKING AREAS. Granted: 07.10.1996.

97/00275/APP - CONSTRUCTION OF LANDSCAPE MOUNDS TOGETHER WITH ADVANCE EARTHWORKS FOR SITE PREPARATION OF PROPOSED SOCCER ACADEMY, CONSTRUCTION OF NEW ACCESS AND TEMPORARY STOCKPILE OF EXCAVATED MATERIAL. Granted: 02.07.1997.

17/00324/HYB - HYBRID APPLICATION TO CREATE A TRAINING CAMPUS FOR LIVERPOOL FOOTBALL CLUB & IMPROVEMENTS TO THE EDDIE MCARDLE COMMUNITY PITCHES COMPRISING:

(I) FULL PLANNING APPLICATION FOR CONSTRUCTION OF: A SINGLE STOREY SIDE EXTENSION TO EXISTING ACADEMY INDOOR PITCH; FIRST FLOOR EXTENSION & EXTERNAL ALTERATIONS TO MAIN ACADEMY BUILDING; UPGRADED EXTERNAL TRAINING GROUND PITCHES; CONSTRUCTION OF 499 SEAT SPECTATOR STAND; UPGRADE COMMUNITY PITCHES; LANDSCAPING; PEDESTRIAN & CYCLE LINK; & ASSOCIATED INFRASTRUCTURE (INCLUDING ACCESS ROADS, DRAINAGE, PARKING, FENCES & EXTERNAL LIGHTING); INCLUDING HIGHWAY CLOSURE OF MOSS LANE

(II) OUTLINE PLANNING APPLICATION FOR CONSTRUCTION OF: A TRAINING CENTRE BUILDING; A FAMILY BUILDING; A GROUNDS MAINTENANCE BUILDING; COMMUNITY CHANGING FACILITY & A COVERED PITCH (EXTERNAL APPEARANCE RESERVED FOR FUTURE APPROVAL). Approved - 15 September 2017.

18/00471/FUL - INSTALLATION OF TEMPORARY SPECTATOR STAND AND RE-

SITING OF TV GANTRY. Approved - 31 August 2018.

19/00152/FUL - VARIATION OF CONDITION NO. 2 ATTACHED TO PLANNING PERMISSION 18/00471/FUL (INSTALLATION OF TEMPORARY SPECTATOR STAND AND RE-SITING OF TV GANTRY) TO ALLOW FOR REVISED EXPIRATION PERIOD. Approved - 14 May 2019.

21/00032/FUL - RETENTION OF TEMPORARY SPECTATOR STAND AND TV GANTRY. Granted: 01.04.2021

### **Relevant Policy**

The following policies are relevant to the determination of this application.

#### **KNOWSLEY LOCAL PLAN: CORE STRATEGY**

CS2 - Development Principles

CS7 - Transport Networks

CS8 - Green Infrastructure

CS19 - Design Quality and Accessibility in New Development

#### **Development Plans (can be found from [here](#))**

- Knowsley Local Plan Core Strategy adopted January 2016
- Saved Policies of the Knowsley Replacement Unitary Development Plan adopted June 2006
- Merseyside and Halton Joint Waste Local Plan 2013

#### **Relevant Supplementary Planning Documents (can be found from [here](#)):**

- Ensuring a Choice of Travel SPD.
- Design Quality in New Development SPD.

### **Assessment**

The pre-application inquiry site is located within an area marked as 'Existing Major Sporting Uses' on the Local Plan Policies Map and as such development linked with the existing sporting use is acceptable subject to design issues, impact assessments and policy compliance.

#### **Design and Visual Amenity Considerations**

Whilst no specific design of the proposed spectator stand(s) or TV gantry has been provided spectator stands and TV gantries are expected on major sporting sites and such has previously been approved. The stand(s) and gantry are unlikely to be significantly visible from the nearby residential area given the distance from the boundary and the level of established planting along the Simonswood Lane boundary. The view from Arbour Lane would be from the edge of the industrial park, with the large Amazon building at the end of the road and taken in context would be acceptable. Floodlighting is expected within such development and would not be detrimental to visual amenity.

The proposed extension providing a two storey link building at the front of the existing Academy building would be acceptable in terms of design and scale from the visualisations provided. Such development would not be detrimental to the visual amenity of the area, particularly given the distance from boundaries and the level of planting along Simonswood Lane. Given the distance from residential buildings and

that the roof is likely to be curved over the pitch it is no considered that the roof covering of the proposed indoor pitch would be detrimental to the visual amenity of the area and given the context of the site and its existing established use.

The extension of parking and provision of a taxi area would be acceptable within the site and would not impact on the visual amenity of the area, and the same is considered for the external training area.

### Highways Considerations

The access would remain as existing. The additional car parking would allow more parking within the site reducing on-street parking on Arbour Lane and Simonswood Lane during busy events which would be beneficial to highway safety. The taxi area would give a dedicated area within the site which would benefit the internal parking and access arrangements.

### Residential Amenity Considerations

The provision of spectator stands for the proposed show pitch is not considered to cause residential amenity concerns. There have been such allowed previously which have not caused issues and it is considered that the proposed stand(s) would be any different. The stands would be some distance from the nearest residential properties on Simonswood Lane and Arbour Lane which would reduce noise impacts, and matches would not extend beyond 10pm which would further mitigate any potential issues. The stands would face the pitch which would focus spectator noise. The floodlights would be targeted at the pitch and would have little light spillage beyond the target area and therefore would not cause amenity issues for the nearest residents, or for road users.

The two storey link building would not cause residential amenity issues including noise concerns given the nature of the uses within and the distance from residential properties together with the level of planting along Simonswood Lane boundary of the overall site. The roof covering of the proposed indoor pitch will shield pitch noise.

The proposed additional parking spaces would take up to an additional 75 cars from parking on-street and would therefore benefit local residents, particularly those residents of Arbour Lane.

EH have requested that should a planning application be submitted and granted a Construction Management Plan should be submitted for approval and such approved plan implemented during site works. This is to minimise development impacts on local residents and the highway network.

### BNG

These proposals are required to meet the mandatory 10% Biodiversity Net Gain (BNG) requirement<sup>1</sup>. Any future applications must be accompanied by minimum information set out in Article 7 of The Town and Country Planning (Development Management Procedure) (England) Order 2015. However, in order to assist the consideration of biodiversity net gain as part of the determination of any future planning application(s) to consider more broadly whether the biodiversity gain

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<sup>1</sup> Schedule 14, The Environment Act 2021

condition is capable of being successfully discharged<sup>2</sup> the following information should be submitted **prior to determination of any future planning application**:

- UKHAB habitat survey of the current pre-development habitat;
- Completed Statutory Defra Metric showing both pre-development habitats and proposed post construction habitats. This should be submitted with macros disabled, and all sheets unhidden.
- Accompanying habitat condition assessments must be submitted for the existing pre-development habitats and proposed condition of newly created or enhanced habitats (If using the small sites metric condition assessment sheets are not required).
- Evidence that the mitigation hierarchy and biodiversity gain hierarchy have been followed.
- Landscape masterplan showing on site habitat provision.
- Details of any proposed offsite provision (e.g. use of habitat bank, provision of own offsite, use of national credits);
- A draft habitat management and monitoring plan for any proposed habitats that are considered significant on-site gains (this should follow the Habitat management and monitoring plan template).

The applicant may wish to submit this in the form of a draft Biodiversity Gain Plan (this should be completed using the Defra Biodiversity Gain Plan template<sup>3</sup>). Further advice on Biodiversity Net Gain requirements for the Liverpool City Region can be found in the MEAS BNG Information note<sup>4</sup>.

Overall due to the lack of baseline ecology information it is hard to comment on the biodiversity outcome of the site. However, from assessment of aerial photography the application would result in the loss of what appears to be modified grassland and hard standing / sealed surface. Delivery of tree planting or enhancement of grassland areas that are not affected by the scheme should enable 10% BNG to be achieved on site.

### Playing Pitches

With regards to swap the surface of two pitches, one from artificial to grass and one from grass to artificial Sport England sought the views of the National Governing Body of Sport for football being the Football Foundation (FF). The FF act as Sport England's technical advisors in respect of their sport and sport facilities. Their comments on the proposal are as follows:

"The proposal provides improvements to Liverpool FC's Academy facilities. The proposal is intended for use by these groups and are not intended for wider community use.

As the facilities are for the benefit of the existing usage of the site and does not prejudice use of any existing playing field space, we have no objections to the plans put forward, which help support the Academy's category 1 status".

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<sup>2</sup> Planning Practice Guidance on BNG paragraph 013 and 019

<sup>3</sup> <https://publications.naturalengland.org.uk/publication/5813530037846016>

<sup>4</sup> [Biodiversity gain plan - GOV.UK \(www.gov.uk\)](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/612212/biodiversity_gain_plan_-_gov_uk.pdf)

<sup>5</sup> <https://eas.merseysidebiobank.org.uk/biodiversity-net-gain/>

The proposed extensions and alterations to the academy buildings are considered to accord with Exception 2 of Sport England's Playing Fields Policy. This is because the proposal is for an ancillary facility which supports the principal use of the site as a playing field and does not affect the quantity or quality of playing pitches or otherwise adversely affect their use. As such Sport England have indicated that they have no objection to the proposals.

### **Conclusion**

The proposals are generally satisfactory and would not impact adversely on the visual and residential amenities of the area, or on highway safety. Based on the information supplied the proposals seem to comply with planning policies, and as such any planning application submitted for similar would be considered favourably subject to appropriate supporting information and documents as noted below.

### **SCHEDULE 1**

<b>Date Received</b>	<b>Ref. No</b>	<b>Version</b>	<b>Drawing/Document Title</b>
<b>31/03/2025</b>	<b>4707-L11-PO1</b>	-	<b>LOCATION PLAN</b>
<b>11/04/2025</b>	<b>4747-KKA-XX-XX-RP-A - 0003</b>	-	<b>CONCEPT SLIDES WITH FLOOR PLANS</b>

Planning Law requires the submission of certain information with a planning application dependent upon its type, scale and location. Knowsley Council's local validation checklist also advises on the drawings and documents required to be submitted with any future planning application and it can be found from [here](#).

To support a planning application for the development proposed, the following documents have been identified for inclusion based on the information that you have provided to date. However it is recommended that you assess the full proposal against the validation checklist to ensure that all of the required information is submitted with your application. This will avoid unnecessary delays.

**IMPORTANT:** If drawings/documents are required as advised in the Validation Checklist and are not submitted the application cannot be progressed.

<b>DOCUMENT</b>	<b>STATUS</b>
Tree Survey, Impact Study and Method Statement.	Essential if there are trees within the site adjacent the proposed works or nearby.
Preliminary Ecological Assessment inc. Phase 1 Habitat Study (plus Phase 2 Habitat Study if required as a result).	Essential
BNG Metric	Essential
Draft Biodiversity Gain Plan	Essential
Existing and proposed land levels including cross sections where appropriate extending beyond the site boundary.	Essential
Planning Statement; Design and Access Statement.	Essential.
Construction Environmental Management	Essential but can be pre-commencement of

Plan.	development condition requirement.
Drainage Strategy and FRA	Essential (due to site area).
Lighting scheme specifications and assessment plus isolux drawing	Essential
Transport Statement	Essential
Travel Plan	Essential but could be post decision condition requirement
3D visualisations	Required
Flue / ventilation extraction details.	Required if any such are proposed
Plant details and specs	Required

